

The logo for 93 UNLIMITED is displayed on a dark grey square. The number '93' is in a large, white, bold, sans-serif font. Below it, the word 'UNLIMITED' is in a smaller, white, bold, sans-serif font, preceded by a small white infinity symbol. The logo is set against a background of overlapping colorful squares (yellow, pink, blue) and a light grey geometric pattern.

93
∞ UNLIMITED

TO LET

REFURBISHED CONTEMPORARY OFFICES
Very Flexible Terms
Space to accommodate 1 - 30 people
93 CONSTITUTION STREET, EDINBURGH

LOCATION

Situated in the heart of Leith, 93 Unlimited benefits from nearby bars, restaurants and shops. Ocean Terminal shopping centre is 1 mile away, and The Malmaison Hotel is a short walk away.



93 UNLIMITED

- Flexible - available desk by desk or room by room
- Affordable - an inclusive
- Convenient - flexible lease terms



More About 93 Unlimited

93 Unlimited offers a recently recently refurbished, fully furnished, professional space.

Accommodating up to 30 people, our offices are available for immediate entry and you'll have access to the building 24 hours a day.

At 93 Unlimited you'll get IT and telecoms equipment, breakout areas and meeting rooms. Everything is included for a low price and invoiced each month in a single bill, which includes the electricity, maintenance and security.

You'll be sharing the facilities with other small business owners, entrepreneurs and project managers, all of whom enjoy this flexible and hassle-free approach to having your own space.



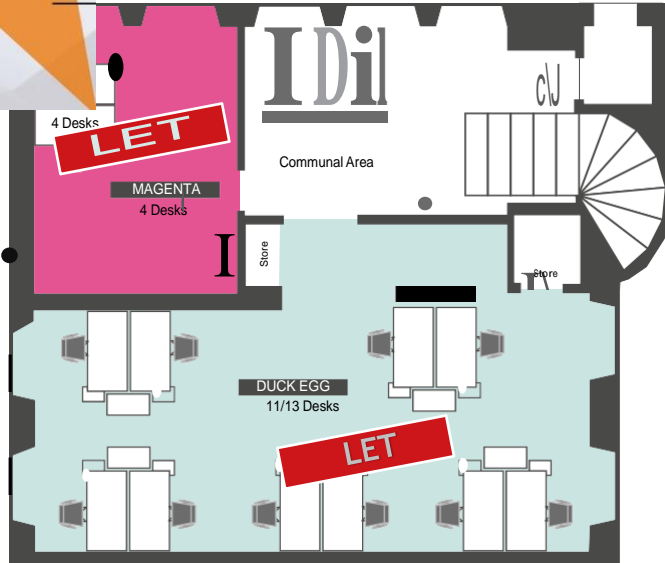


WHAT'S INCLUDED

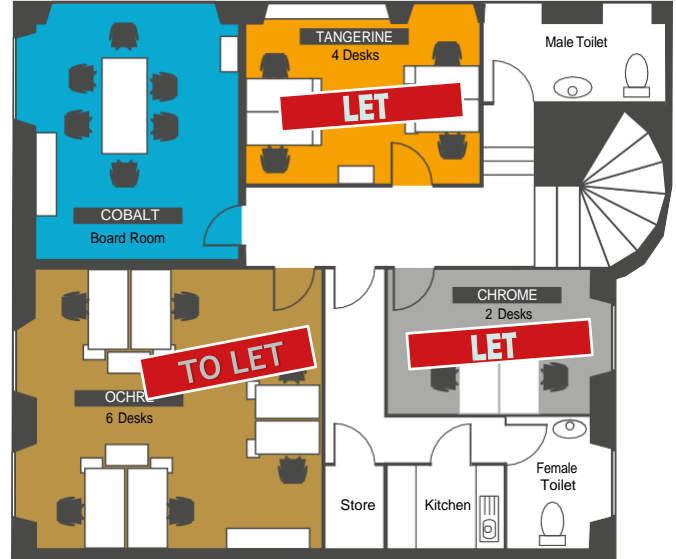
- Let on a desk by desk or room by room basis (*over 6 rooms*)
- Variation of self contained suites from 200 to 657 sqft
- Central location
- 24 Hour access
- Shared boardroom (*booking system applicable*)
- Secure entry system + fire alarm
- Mail handling (*boxes*)
- Cleaning
- Furniture
- WiFi
- Rubbish collection
- Kitchen facilities
- Male and female toilets (*no disabled access - all on 1st floor*)
- Building insurance
- Rates (*small businesses maybe exempt if total rateable value is less than £10,000*)
See link for info - www.edinburgh.gov.uk/info/20158/business_rate_reductions
- Heating & light
- General maintenance



GROUND FLOOR



FIRST FLOOR





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